



WEST WITTERING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL

held on Wednesday July 9th, 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

PRESENT: MR B HUTTON (CHAIR), MR B BUCKLAND, MRS L HANDFORD AND MRS N PIKE.

1. APOLOGIES FOR ABSENCE: - Mrs B Wright, Mr K Martin

2.DECLARATIONS OF INTEREST: -Cllr Buckland declared a personal interest in WW/25/01368/FUL

3. MINUTES OF THE PREVIOUS MEETING: - The minutes of the previous meeting held on June 18th, 2025, were approved as a true and fair record and were agreed by all.

4. PLANNING APPLICATIONS: - the decisions of the Council were as follows: -

WW/25/00513/DOM – CORNFIELDS, ACRE STREET

No objection

WW/25/01368/FUL – Barn East Of Nunnington Farm House, Rookwood Road

No objection subject to a s106 Agreement being in place regarding the use of the property in the future. Due to the exceptional tranquil nature in this area and the size of the property, a s106 agreement should be arranged between the applicants and the LPA stating that the property cannot be sub-divided into smaller dwelling and used as potential lettings such as Airbnb but should stay in the family and be used solely by the managers of the caravan park. A condition only would not be tight or strong enough to assure this situation into the future. The applicants themselves would like this to happen and a s106 agreement to be drafted for all to agree. This would also adhere to the following policies in the West Wittering Neighbourhood Plan: Policy WW4-Replacement Dwellings Policy WW5-Principal Residence Requirement Policy WW6-Visitor Accommodation and Facilities.

WW/25/01013/DOM – Rookwood Gate Cottage, Rookwood Lane.

No objection

WW/25/01290/DOM – Moddershall, Elms Lane

No objection

WW/25/01236/DOM – West House, West Strand

No objection subject to a condition being in place ensuring adherence to policy WW6 of the West Wittering Neighbourhood Plan which concerns short lets. Policy WW11 should also be adhered to with the use of native planting.

WW/25/01331/DOM – 1 Joliffe Road

No objection on condition that the garage remains ancillary to the main dwelling and Policy WW11 of the Neighbourhood Plan is adhered to.

WW/25/01348/FUL – Ingot, 22 The Crescent.

Comment: Policy 43 of the Village Design Statement (VDS), which forms part of the West Wittering Neighbourhood Plan, states that 'Any new development should be detached and reflect the height of the adjacent properties. any new developments should retain a front garden of approximately 4m wide wit mature shrubs.' The Parish Council are concerned that verges will be lost with this development and that there will be too much hardstanding with the potential for three cars to be parked. This does not comply with the VDS policy above and is a concern regarding flooding and drainage. The Parish Council cannot therefore support this application and would require conditions to align the development with policy 43 of the VDS and Policy WW11 of the Neighbourhood Plan ensuring native planting and also that the garage remains in use as a garage

WW/25/01450/DOM – 8 Holmwood Close

No objection subject to concerns regarding the lack of amenity space and the amount of hardstanding being considered by the LPA

WW/25/01362/DOM – Lindfields, Chichester Road

No objection

WW/25/01506/OBG – Land To The West Of Church Road.

Objection

Comment: -The Parish Council is very surprised that this third application has been validated. This S106 obligation is only three years old. The Developer has owned this site for a relatively short time and is not claiming the site is unviable. Further the detail of what is required and why is at best scant. If this was a usual planning application is would be rejected for want of relevant information. Further it is now known to the District Council that the statement in the email from Dandara is misleading and wrong. There is a registered provider, Hyde Housing, willing and able to accept all the social housing required by S106. The only reason given by Dandara for wanting to change both the affordable housing mix and the timetable for providing it is that they have not found a Registered Housing Provider. The Parish Council has been in direct contact with Hyde Housing since May. Throughout that time, and for months before, Hyde Housing had offered to purchase the affordable housing from Dandara. This would be supported by the Parish Council and should be encouraged and supported by the District Council. The only issue between Dandara and Hyde is price. This is not a matter for the District Council unless the application is accompanied by a viability report. This current developer has not owned this site for long. It was originally owned by a developer that obtained planning permission on appeal in March 2022. It was then sold to a second developer who held it for some time but did not manage to make satisfactory reserved matters applications. Dandara purchased the site after some considerable time, well after Covid turbulence and well aware of what was expected in the S106. In the circumstances it would be extremely difficult to argue that there was a viability issue. In none of the three applications made by Dandara to modify the affordable housing provisions has there

been any mention of economic viability being an issue. Only the lack of ability to secure a registered provider, which we all now know is in fact not the case. Hyde is ready and willing to proceed and the S106 obligations can be fully complied with. Please reject this application and make it clear to the developer that CDC will enforce the S106 and its timetable. According to the Dandara web site as at 6th July 4 dwellings are sold, 5 reserved and 9 available. The S106 requires the affordable housing to be completed and transferred to a registered provider before the occupation of the 20th dwelling. This leaves them little time to comply with the S106. However, it does mean that CDC can insist that these affordable houses are transferred within the timetable of the S106. There are over 30 families registered locally for low cost rented homes, this site is likely to be the last site in West Wittering and securing these affordable units in accordance with the binding S106 is more important than the potential delay of injunction proceedings to stop the 20th dwelling being occupied if the affordable housing provision has not been complied with. The Parish Council urges the District Council to refuse this application and prepare to use injunction proceedings if necessary

5. To receive the Planning Authority decisions of interest since the last meeting – The Clerk reported on a number of decisions that were aligned with the comments made by the Parish Council.

6. Enforcement and licensing issues – Nothing to report.

7. Correspondence: - It was agreed that comments would be forwarded to the Clerk on the Government's technical consultation on the reform of Planning Committees.

Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, July 30th, 2025, at 10.30am in The Pavilion, Rookwood Road.

There being no further business for discussion the meeting closed at 12.10 pm.

Signed:Date:.....
Chairman

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday July 30th 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering, PO20 8LT.

THESE MINUTES ARE IN DRAFT FORM UNTIL APPROVED BY THE PLANNING COMMITTEE AT THE NEXT MEETING, AND MAY BE AMENDED BY RESOLUTION. COPIES OF ALL UNAPPROVED MINUTES, AND AGENDAS AND MORE INFORMATION ABOUT WEST WITTERING PARISH COUNCIL CAN BE FOUND ON THE PARISH COUNCIL'S WEB SITE:
www.westwitteringparishcouncil.gov.uk